



Senior Housing Weekly

September 22, 2023

LeadingAge Housing Network Meeting on September 11. Join the LeadingAge Housing Network on Monday, September 25, 12:30 – 1:30pm ET, for our regular housing call. We'll share updates and resources on HOTMA implementation; we will also review HUD's contingency plan for a potential government shutdown. Participation in the Network is open to all members of LeadingAge; for details on joining the Network (and attending Monday's meeting) contact Juliana (JBilowich@leadingage.org) or Linda (LCouch@leadingage.org).

LeadingAge Policy Update Calls; all calls are at 3:30 p.m. ET. With an updated vaccine formula rolling out this fall, it's important to know how this can impact our members and the people they serve. Join us on **September 25** to hear from Todd King, Senior Director of Clinical Services, and Nicole Kostelic, Executive Director of Quality LTC at Omnicare, a CVS Health Company. They will talk about what's new with the flu, COVID, and additional vaccination considerations, and discuss overcoming vaccine hesitancy. Members and other interested individuals can sign up to join LeadingAge's Policy Update calls [here](#). You can also find previous call recordings of every 3:30 LeadingAge call [here](#). Note that to access recordings of the calls you need a LeadingAge password. Any staff member of any LeadingAge member organization can set up a password to access previous calls and other members-only content.

Respond Now: LeadingAge Fall 2023 Affordable Housing Survey. How are insurance rates affecting your housing community? Are you hosting vaccine clinics for residents and staff? What about expanding Service Coordination at your properties? Add your voice to our [quarterly affordable housing survey](#)! Your anonymous input helps us make the case for strong affordable housing investment and policies with the Department of Housing and Urban Development and in Congress. The survey helps us understand and prioritize the issues faced by LeadingAge's affordable senior housing membership this quarter. Please take a few moments to fill out the members-only [Fall 2023 survey](#) by October 4.

Action Alert to Tell Congress to Fund Affordable Senior Housing Programs at Highest Possible Level. The October 1 start of the next fiscal year is looming. LeadingAge's [action alert for HUD funding](#) says that now is the time for aging services advocates to tell Congress to enact a stopgap bill that keeps the Department of Housing and Urban Development (HUD) programs fully funded and avoids a federal shutdown until Congress passes a final HUD appropriations bill. The alert also urges Congress to reject harmful cuts proposed in the House Appropriations Committee's fiscal year 2024 HUD funding bill and to:

- Fully fund the renewal of project-based rental assistance and service coordinators.
- Expand the supply of Section 202 Supportive Housing for the Elderly homes.
- Expand the number of service coordinators in affordable senior housing.
- Provide funding to support Section 202 housing preservation conversions under the Rental Assistance Demonstration program.
- Fully fund the HOME program.

All aging services stakeholders should [Take Action](#) today for affordable senior housing.

HUD Names Jen Larson to lead Multifamily Asset Management. On September 21, HUD announced a new director for asset management within the Office of Multifamily Housing Programs. Jen Larson will lead HUD’s Office of Asset Management and Portfolio Oversight ([OAMPO](#)), which oversees contracts, grants, and operations for HUD’s portfolio of Multifamily Housing providers. Jen Larson started working in the affordable housing field over twenty years ago. Prior to her new position, Jen's most recent role was Housing Senior Advisor in HUD’s Office of Recapitalization working primarily on the Green and Resilient Retrofit Program (GRRP). LeadingAge is looking forward to continuing our strong partnership with OAMPO and with Jen and her team.

LeadingAge Prepares Members as HUD Considers HOTMA Delays. With the compliance date looming for the Housing Opportunity Through Modernization Act (HOTMA), HUD has yet to provide further implementation guidance for multifamily housing providers. LeadingAge is anticipating an announcement from HUD that will allow a partial delay of HOTMA implementation for Multifamily Housing providers. Software providers have reported to LeadingAge that they have geared up systems for a new HOTMA-compliant release.

In the meantime, LeadingAge has made training recordings and materials available for members while urging HUD to delay implementation and provide owners with a clear option to exempt current residents from new asset limits:

- LeadingAge has made the recording for our second HOTMA training available for download. LeadingAge hosted the training on September 13 and has provided the recording available for free for LeadingAge members. The training is called “[HOTMA 2.0: Implementing HUD Requirements](#)” and provides a closer look at HUD’s new requirements for changing income, deductions, recertifications, and more in HUD-assisted multifamily housing.
- LeadingAge also made resources available to help members navigate new income exclusions required by HOTMA; new forms, systems, handbook changes from HUD; and community policies that housing providers will need to adopt or update under HOTMA.

Access all of LeadingAge’s current affordable housing education materials [here](#). Tools and resources for affordable housing providers are available [here](#). More information, including updates from software providers and resources from LeadingAge, is available [here](#).

HUD Shutdown Contingency Plan for Multifamily Housing Providers. LeadingAge has developed a resource to help HUD-assisted multifamily housing providers get ready for—and make it through—a potential lapse in HUD funding and operations. HUD has updated its Fiscal Year 2023 “contingency plan,” a document produced by every federal agency detailing how it will and will not function during a government shutdown. Fiscal Year 2024 begins on October 1, 2023; if members of Congress cannot reach an agreement to keep federal programs funded, there may be a temporary lapse in appropriations—also called a “shutdown.” Many actions critical for HUD multifamily housing programs would be impacted by a lapse in funding for HUD, including routine asset management processing, funding, grants, fair housing, REAC inspections, and more. The LeadingAge member-only resource outlines:

- General HUD Staffing Updates during a Lapse in Appropriations
- HUD Operations During a Lapse in Appropriations

- Summary of Multifamily Housing activities that will CONTINUE during a lapse in funding
- Summary of Multifamily Housing activities that will CEASE during a lapse
- Actions Housing Providers Can/Should Take
- Any length of shutdown is detrimental to HUD-assisted housing because it can delay approvals for funding and result in HUD operational disruptions that can take housing communities and the agency months to recover from.

LeadingAge will work with our affordable senior housing provider members as congressional funding debates continue. Members can access the resource [here](#).

2023 Worst Case Housing Needs Report to Congress. On September 21, HUD published its full *2023 Worst Case Housing Needs Report to Congress*. The report assesses the number of very low income renter households in the U.S. who spend more than half of their incomes for housing. As previewed in the report’s executive summary, released August 22, 2.35 million older adult households have worst case housing needs. This represents more than a one million household increase compared to 2009. The full report describes the composition of the record number of U.S. households with worst case housing needs in 2021, 8.53 million, including the 2.35 million older adult households. “Although nearly 4 in 10 older adult [very low income] households received housing assistance in 2021— a 0.7-point increase since 2019—aging baby boomers are likely to continue to be a key demographic facing housing problems in the years to come,” the report says. Read the [full report](#) here.

New HUD Funding Navigator. On September 21, HUD launched “Funding Navigator,” an interactive tool that allows users to browse and sort funding opportunities for billions of dollars in funding available under the Inflation Reduction Act (IRA) and Bipartisan Infrastructure Law (BIL). Potentially eligible entities will be able to sort funding resources based on audience, activity, funding type, location, and other items. HUD says the Funding Navigator will help HUD program participants maximize the utilization of IRA and BIL resources for carbon reduction and climate resilience efforts. The [Funding Navigator can be found](#) here as part of HUD’s Build for the Future effort.

Advocacy Win: HUD Approves Service Coordination Eligibility Waivers. Following [LeadingAge advocacy](#), HUD is allowing affordable senior housing properties to request HUD approval to waive outdated requirements that prohibit Service Coordination programs at certain properties. In the fourth quarter of 2022, LeadingAge members from HUD’s Midwest Multifamily Housing region began to report instances where HUD disapproved Service Coordination costs in the agency-approved Section 202 PRAC property budgets. The program costs were cut from HUD budgets where the property did not meet standards related to minimum property unit count or resident frailty level. LeadingAge pushed back strongly and urged HUD to correct its interpretation of outdated policies on property eligibility requirements. The outdated property eligibility requirements (minimum 40 units in the building and minimum of 25% frail or at-risk residents) are outlined in a HUD notice from 1993, which has since expired, and are only partially supported by the HUD handbook. LeadingAge will continue to work with HUD on a longer-term policy solution that will prevent disruptions in both budget-based and grant funded Service Coordination programs. In the meantime, member properties facing Service Coordinator program eligibility issues should contact Juliana Bilowich (jbilowich@leadingage.org) for assistance requesting a waiver. More information is available [here](#).

Low Income Housing Tax Credit Tenant Data. In August, HUD published its most recent data, from 2021, on tenants of low income housing tax credit (LIHTC) units. Nationally, 36% of LIHTC units have at least one household member at least 62 years old, up from 33% in 2019 data. See the latest LIHTC data [here](#).

Reminder - Register for October 3 LeadingAge Member Call: Property Insurance Issues in Affordable Housing. Following a recent Congressional hearing on insurance issues in affordable housing, LeadingAge is hosting a member discussion to review nationwide trends and compile feedback to HUD. Affordable senior housing providers have reported double-digit insurance rate increases since the start of the pandemic, many with no claims history. HUD has taken only limited action so far to help housing providers navigate the costly increases. The LeadingAge discussion will build on a strategy developed in 2022 by LeadingAge’s housing policy staff and will incorporate updates from brokers, HUD, and housing providers. To join our members-only call on October 3 at 1 p.m. ET, register [here](#).

LeadingAge Members: Meet directly with HUD Northeast Leadership – Join us October 4 from 1-2:30pm for this exclusive opportunity. LeadingAge housing members in the Northeast Region are invited to join a special call and meet directly with HUD Northeast Region leadership staff. We will cover a broad range of topics that have been selected by our council of housing members from across the region. We look forward to having you join us. Members can register [here](#).

Restart of Free COVID Tests Mailed to Households. Beginning September 25, every U.S. household can again place an order to receive four more free COVID-19 rapid tests delivered directly to their home. Starting September 25, the free tests can be ordered via www.covidtests.gov. HHS officials say the tests are able to detect the latest COVID variants and are intended to be used through the end of the year. In related news, the Food & Drug Administration has a website to [see if existing COVID tests’ expiration dates have been extended](#).

Affordable Housing at LeadingAge Annual Meeting! We are excited to learn and connect with affordable housing members from across the country during our upcoming LeadingAge annual meeting in Chicago, November 5-8. Join us for a wide array of housing sessions – with topics ranging from advances in broadband connectivity in affordable housing to new rules and safety standards from HUD to mental health and supportive services enrichment – followed by an affordable housing reception with cash bar on Monday evening; attendees can also sign up for a field trip to tour an affordable housing community or PACE center run by LeadingAge members in the Chicago area. A full breakdown of the annual meeting content for housing providers is available [here](#); to register for the annual meeting, click [here](#).

At Senate Hearing on Home Health, Senators Strongly in Support of Services and Improving Access. On Tuesday, September 19th the Senate Finance Subcommittee on Health held a hearing titled “Aging in Place: The Vital Role of Home Health in Access to Care.” The hearing focused on the role of home health care in helping older adults age in place and the challenges facing the industry in the past and in the future. Read a full article on the hearing [here](#).